



**Sacramento
Housing &
Redevelopment
Agency**

REPORT TO THE HOUSING AUTHORITY

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

CONSENT
March 27, 2007

**Honorable Chair and
Members of the Housing Authority**

Title: Transfer of Housing Authority Properties to Non-Profit Organizations Currently Providing Transitional Housing Services.

Location/Council District: 3671 5th Avenue, 3673 5th Avenue, 3201 W Street, 3200 V Street, 3242 V Street- all in Council District 5

Recommendation: Adopt a **Housing Authority Resolution** 1) finding that the subject properties are surplus and are not required for the foreseeable future needs of the Housing Authority; 2) authorizing the Authority to transfer five properties to non-profit organizations currently leasing these properties to provide service enriched transitional housing; 3) certifying that the transfer of properties will be subject to the terms and conditions of the grant deeds and conditional grant agreements, 4) authorizing the Executive Director to amend the Agency budget to allocate \$170,000 in Mortgage Revenue Bond (MRB) administrative fee funds for improvements to properties prior to their transfer, and 5) authorizing the Executive Director to enter into other supplemental documents as appropriate.

Contact: La Shelle Dozier, Housing Authority Director, Nick Chhotu, Regional Housing Authority Manager, 440-1334, Sarah Hansen, Redevelopment Manager, 440-1399, ext. 1415.

Presenters: Not applicable

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis:

Issue: The Housing Authority of the City of Sacramento (Housing Authority) is currently facing a significant budget deficit due to decreases in funding at the federal level. While staff continues to assess operational efficiencies, five properties have been identified for disposition. These properties are currently being operated by reputable social service providers serving low-income individuals and families with special needs in the City of Sacramento and are

Transfer of Housing Authority Properties to Non-Profit Organizations Currently Providing Transitional Housing Services

not included in the federal Department of Housing and Urban Development (HUD) inventory of public housing in the City of Sacramento. These properties are not eligible for annual operating or capital improvement subsidies.

This report recommends the transfer at no cost of five properties to the following social service providers who currently operate successful programs at each facility:

Social Service Provider	Location	Number of units	Individuals Served
Lutheran Social Services (LSS)	3201 W Street 3200 V Street 3242 V Street	11 units	11 families, including 13 adults and 24 children
Volunteers of America (VOA)	3673 5 th Ave	4 units	4 individuals
Sacramento Area Emergency Housing Center (SAEHC)	3671 5 th Ave	5 units	15-25 men, women and children

The Housing Authority will complete basic code related repairs to meet typical property transfer standards. Based on a 2006 safety structures report conducted by the Housing Authority, the buildings in aggregate need a minimum of \$170,000 to meet basic building standards. As a result, the Housing Authority recommends the allocation of \$170,000 in Mortgage Revenue Bond (MRB) administrative fee funds to these service providers to undertake the necessary deferred maintenance and building improvements.

Housing Authority staff presented recommendations regarding the properties on 5th Avenue to the Oak Park Neighborhood Association in October 2006. There were no comments/concerns noted at the meeting.

Policy Considerations: The action recommended in this report is consistent with the Housing Authority's plan to transition to the asset management model and is also consistent with the 2007 Public Housing Authority (PHA) Plan.

Transfer of Housing Authority Properties to Non-Profit Organizations Currently Providing Transitional Housing Services

Environmental Considerations: The recommended action involves the conveyance of surplus property to service providers for their continued residential programs and is therefore both statutorily and categorically exempt under California Environmental Quality Act (CEQA) Guidelines sections 15267 and 15312.

Commission Action: At its meeting of March 7, 2007 the Sacramento Housing and Redevelopment Commission reviewed this item. The votes were as follows:

AYES: Burns, Chan, Fowler, Gore, Hoag, Piatkowski, Shah, Stivers

NOES: None

ABSENT: Burruss, Coriano

Rationale for Recommendation: The Housing Authority is facing serious budget deficits at this time. With a reduced level of subsidies from HUD and the inability to meet the needs of the public housing residents, the Housing Authority is seeking efficiencies within its current operations of these properties.

Part of this endeavor includes repositioning existing properties and disposing of properties not being utilized by the Housing Authority as public housing units. These five properties are being utilized by three non-profits to serve the disabled and homeless populations of Sacramento. The facilities are run very efficiently and there is no concern of reduced coverage or reduced quality of care for the individuals being served with the transfer of these properties. With continued dwindling resources, it is recommended that these properties be transferred to the social service providers and removed from the Housing Authority's public housing inventory list.

Financial Considerations: The described rehabilitation activities are proposed to be funded with Mortgage Revenue Bond (MRB) administrative fee funds through an amendment to the 2007 Agency budget. Current HUD subsidies cannot be utilized for these properties as they are not part of the Agency's current inventory of public housing units in the City of Sacramento. Hence, an alternative funding source has been identified for this endeavor to provide for the deferred maintenance and transfer of the properties at no cost to the non-profit service providers.

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M/WBE Considerations: M/WBE considerations shall be applied to extent necessary required by federal funding involved.

Respectfully Submitted by:



ANNE M. MOORE
Executive Director

Recommendation Approved:



for RAY KERRIDGE
City Manager

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**Transfer of Housing Authority Properties to Non Profit Organizations
Currently Providing Transitional Housing Services**

The Housing Authority of the City of Sacramento (Housing Authority) is currently facing a significant budget deficit due to decreases in federal funding. To help address this deficit and create operating efficiencies, the Housing Authority is recommending the transfer of five properties to reputable social service providers who currently serve low-income individuals and families with special needs at these locations.

3201 W Street, 3200 V Street, 3242 V Street

This property consists of a total of 11 units.

For 14 years, Lutheran Social Services of Northern California (LSS) has provided transitional housing for homeless families at this site. All of the families who come to the program have been homeless. Most adults have at least one kind of disability (mental health diagnosis, alcohol and other drug (AOD) addiction, domestic violence or physical disability), and most suffer from more than one disability. Many of the children have disabilities, and most have suffered ill effects from their parents' disabilities and from being homeless.

3673 5th Avenue

This property consists of a total of 4 units.

Since 1996 Volunteers of America (VOA) has been providing services at this site for chronically homeless disabled adults. VOA has operated programs to serve the needy in Sacramento since 1911. During this period, VOA has developed numerous supportive services and housing related programs serving very needy and disabled residents including housing services for families, emancipated foster youth, senior citizens, and homeless individuals. VOA also provides care for those suffering from mental illness, substance abuse, and physical disabilities.

3671 5th Avenue

This property consists of a total of 5 units.

Since 1991 Sacramento Area Emergency Housing Center (SAEHC) has been operating the Child Protective Services (CPS) Home Finding Program funded by the Department of Health and Human Services (DHHS). Characteristics of the population served are families with dependent children with an open CPS case file. Some are homeless, some receive CPS maintenance, and some are CPS reunification cases.



Transfer of Housing Authority Properties to Social Service Providers

Oak Park Redevelopment Area

**3242, 3200 V ST
& 3201 W ST
Lutheran Social Services
11 Units**

**3671 5TH AV
Sacramento Area
Emergency Housing Center
5 Units**

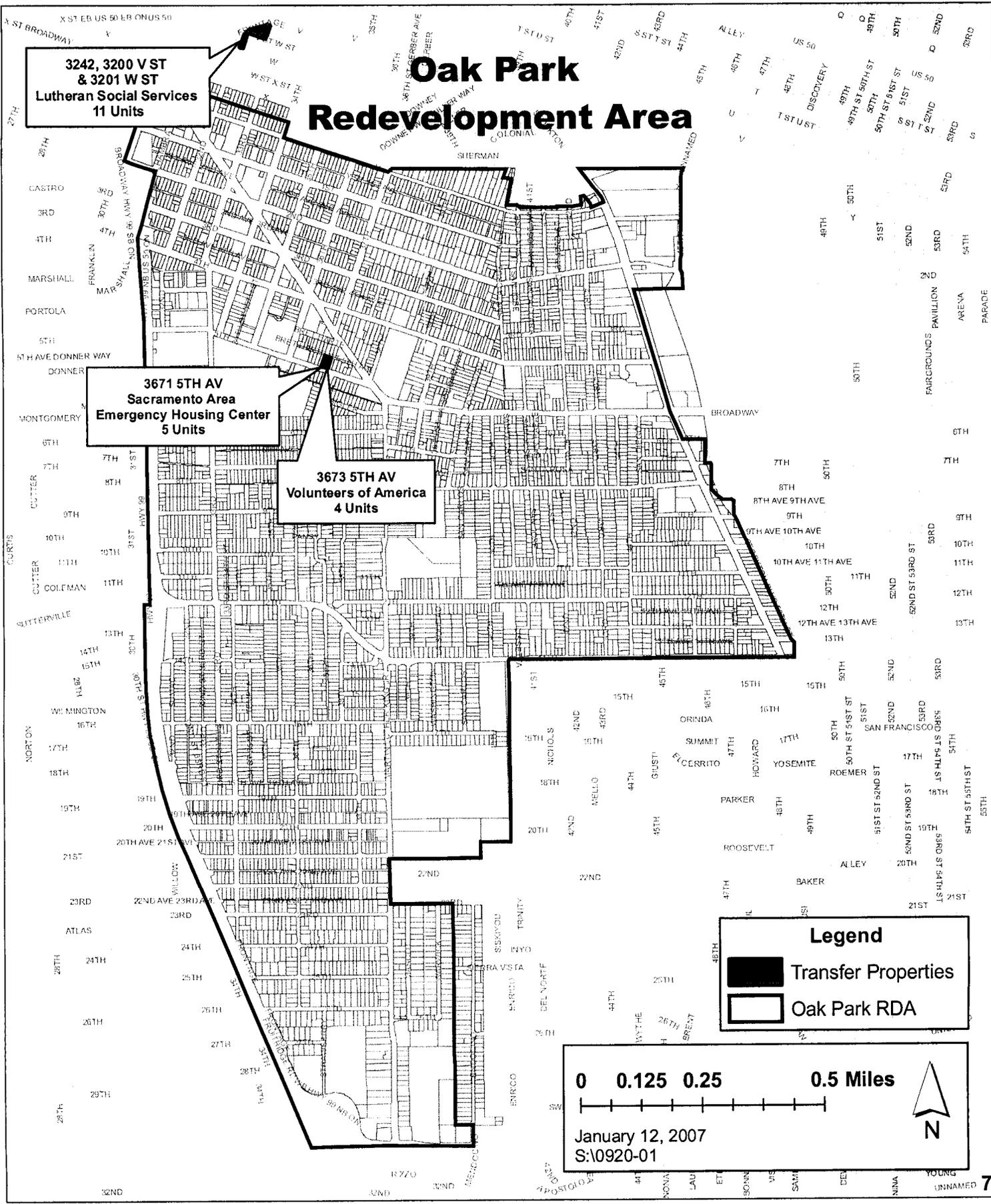
**3673 5TH AV
Volunteers of America
4 Units**

Legend

- Transfer Properties
- Oak Park RDA

0 0.125 0.25 0.5 Miles

January 12, 2007
S:10920-01



RESOLUTION NO. 2007-

Adopted by the Housing Authority of the City of Sacramento

DISPOSITION AND TRANSFER OF VARIOUS HOUSING AUTHORITY PROPERTIES TO SOCIAL SERVICE PROVIDERS IN THE CITY OF SACRAMENTO

BACKGROUND

- A.** The Housing Authority of the City of Sacramento (Authority) owns five properties in Oak Park that are no longer needed by the Authority;
- B.** These properties are located in the City of Sacramento at the following addresses and with the following parcel numbers:

3671 5 th Avenue	APN: 013-0153-025
3673 5 th Avenue	APN: 013-0153-024
3201 W Street	APN: 010-0261-010
3200 V Street	APN: 020-0213-015
3242 V Street	APN: 010-0203-013
- C.** The Authority has made a determination that all five lots are surplus and authorized the disposition of the lots.
- D.** These five properties are being utilized by Sacramento Area Emergency Housing Center, Volunteers of America, and Lutheran Social Services serving low-income individuals and families with special needs.
- E.** The recommended action involves the conveyance of surplus property to service providers for their continued residential programs and is therefore both statutorily and categorically exempt under the California Environmental Quality Act (CEQA) Guidelines sections 15267 and 15312.
- F.** Transfer of these properties to these service providers will allow uninterrupted provision of services to their residents.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

Section 1: All evidence presented having been duly considered, the findings, including environmental findings regarding this action, are approved.

Section 2: It is hereby found and determined that the above properties are not required for the foreseeable future needs of the Housing Authority and are therefore surplus.

Section 3: The Housing Authority is authorized to transfer the properties listed above to the Sacramento Area Emergency Housing Center, Volunteers of America, and Lutheran Social Services who are non-profit organizations currently leasing these properties and providing service enriched transitional housing

Section 4: The Housing Authority certifies that the transfer of properties will be subject to the terms and conditions of the grant deeds and conditional grant agreements.

Section 5: The Agency budget is hereby amended to allocate \$170,000 in Mortgage Revenue Bonds for deferred maintenance to these properties

Section 6: The Executive Director, or her designee, is authorized to enter into agreements and other supplemental documents, in a form approved by Agency Counsel, as necessary to facilitate these transfers.